



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

# WPA Form 3 – Notice of Intent

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

MassDEP File Number

Document Transaction Number

Walpole

City/Town

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

## A. General Information

1. Project Location (**Note:** electronic filers will click on button to locate project site):

15 Pinnacle Drive

a. Street Address

Walpole

b. City/Town

02032

c. Zip Code

Latitude and Longitude:

Map 19

f. Assessors Map/Plat Number

d. Latitude

Parcel 182

g. Parcel /Lot Number

e. Longitude

2. Applicant:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

Two Warthin Circle

d. Street Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

671-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

3. Property owner (required if different from applicant): ☒ Check if more than one owner

a. First Name

Same

c. Organization

b. Last Name

d. Street Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email address

4. Representative (if any):

Paul

a. First Name

McManus

b. Last Name

EcoTec, Inc

c. Company

102 Grove Street

d. Street Address

Worcester

e. City/Town

MA

f. State

01605

g. Zip Code

508-752-9666

h. Phone Number

i. Fax Number

pmcmanus@ecotecinc.com

j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

500.00

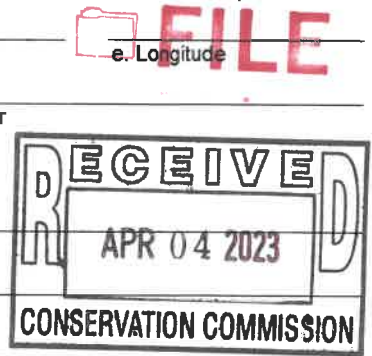
a. Total Fee Paid

237.50

b. State Fee Paid

262.50

c. City/Town Fee Paid





## WPA Form 3 – Notice of Intent

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### A. General Information (continued)

6. General Project Description:

Construction of single family home, including the installation of driveways, utilities and site grading

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Single Family Home             | 2. <input checked="" type="checkbox"/> Residential Subdivision |
| 3. <input type="checkbox"/> Commercial/Industrial                     | 4. <input type="checkbox"/> Dock/Pier                          |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure      |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                     |
| 9. <input type="checkbox"/> Other                                     |  |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1. ☐ Yes ☒ No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR 10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

NORFOLK COUNTY REGISTRY OF DEEDS.

a. County

Book 41109

c. Book

b. Certificate # (if registered land)

Page 423

d. Page Number

### B. Buffer Zone & Resource Area Impacts (temporary & permanent)

1. ☐ Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
2. ☐ Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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### B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

| Resource Area  | Size of Proposed Alteration | Proposed Replacement (if any) |
|--|-----------------------------|-------------------------------|
| a. <input type="checkbox"/> Bank                                 | N/A                         |                               |
|  | 1. linear feet              | 2. linear feet                |
| b. <input type="checkbox"/> Bordering Vegetated Wetland          | 1. square feet              | 2. square feet                |
| c. <input type="checkbox"/> Land Under Waterbodies and Waterways | N/A                         |                               |
|  | 1. square feet              | 2. square feet                |
|  | N/A                         |                               |
|  | 3. cubic yards dredged      |                               |

| Resource Area  | Size of Proposed Alteration         | Proposed Replacement (if any) |
|--|-------------------------------------|-------------------------------|
| d. <input type="checkbox"/> Bordering Land Subject to Flooding | 1. square feet                      | 2. square feet                |
|  | 3. cubic feet of flood storage lost | 4. cubic feet replaced        |
| e. <input type="checkbox"/> Isolated Land Subject to Flooding  | N/A                                 |                               |
|  | 1. square feet                      |                               |
|  | N/A                                 |                               |
|  | 2. cubic feet of flood storage lost | 3. cubic feet replaced        |

f. ☒ Riverfront Area

1. Name of Waterway (if available) - specify coastal or inland

2. Width of Riverfront Area (check one):

☐ 25 ft. - Designated Densely Developed Areas only

☐ 100 ft. - New agricultural projects only

☒ 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI? ☐ Yes ☒ No

6. Was the lot where the activity is proposed created prior to August 1, 1996? ☒ Yes ☐ No

3. ☐ Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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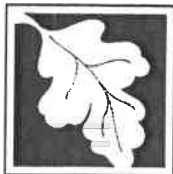
### B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your  
document  
transaction  
number  
(provided on your  
receipt page)  
with all  
supplementary  
information you  
submit to the  
Department.

| <u>Resource Area</u>  | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>      |
|---|---|---|
| a. <input type="checkbox"/> Designated Port Areas                 | Indicate size under Land Under the Ocean, below   |   |
| b. <input type="checkbox"/> Land Under the Ocean                  | N/A<br>1. square feet<br>N/A<br>2. cubic yards dredged  |   |
| c. <input type="checkbox"/> Barrier Beach                         | Indicate size under Coastal Beaches and/or Coastal Dunes below  |   |
| d. <input type="checkbox"/> Coastal Beaches                       | N/A<br>1. square feet   | 2. cubic yards beach nourishment          |
| e. <input type="checkbox"/> Coastal Dunes                         | N/A<br>1. square feet   | 2. cubic yards dune nourishment           |
|   | <u>Size of Proposed Alteration</u>  | <u>Proposed Replacement (if any)</u>      |
| f. <input type="checkbox"/> Coastal Banks                         | N/A<br>1. linear feet   |   |
| g. <input type="checkbox"/> Rocky Intertidal Shores               | N/A<br>1. square feet   |   |
| h. <input type="checkbox"/> Salt Marshes                          | N/A<br>1. square feet   | 2. sq ft restoration, rehab., creation    |
| i. <input type="checkbox"/> Land Under Salt Ponds                 | N/A<br>1. square feet   |   |
|   | 2. cubic yards dredged  |   |
| j. <input type="checkbox"/> Land Containing Shellfish             | N/A<br>1. square feet   |   |
| k. <input type="checkbox"/> Fish Runs                             | Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above   |   |
|   | N/A<br>1. cubic yards dredged   |   |
| l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage | N/A<br>1. square feet   |   |
| 4. <input type="checkbox"/> Restoration/Enhancement               | If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here. |   |
|   | a. square feet of BVW   | b. square feet of Salt Marsh              |
| 5. <input type="checkbox"/> Project Involves Stream Crossings     |   |   |
|   | N/A   |   |
|   | a. number of new stream crossings   | b. number of replacement stream crossings |





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### C. Other Applicable Standards and Requirements

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

#### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

1. Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

a. ☐ Yes ☒ No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program  
Division of Fisheries and Wildlife  
1 Rabbit Hill Road  
Westborough, MA 01581

b. Date of map

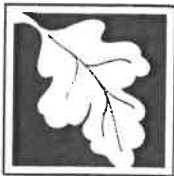
If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); OR complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

#### c. Submit Supplemental Information for Endangered Species Review\*

1. ☐ Percentage/acreage of property to be altered:
- |                                  |                    |
|----------------------------------|--------------------|
| (a) within wetland Resource Area | N/A                |
|                                  | percentage/acreage |
| (b) outside Resource Area        | N/A                |
|                                  | percentage/acreage |
2. ☐ Assessor's Map or right-of-way plan of site
2. ☐ Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*
- (a) ☐ Project description (including description of impacts outside of wetland resource area & buffer zone)
- (b) ☐ Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <http://www.mass.gov/eea/agencies/dfg/dfw/natural-heritage/regulatory-review/>). Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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### C. Other Applicable Standards and Requirements (cont'd)

- (c) ☐ MESA filing fee (fee information available at [http://www.mass.gov/dfwele/dfw/nhESP/regulatory\\_review/menta/menta\\_fee\\_schedule.htm](http://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/menta/menta_fee_schedule.htm)). Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d) ☐ Vegetation cover type map of site
- (e) ☐ Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following
1. ☐ Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, [http://www.mass.gov/dfwele/dfw/nhESP/regulatory\\_review/menta/menta\\_exemptions.htm](http://www.mass.gov/dfwele/dfw/nhESP/regulatory_review/menta/menta_exemptions.htm); the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)
2. ☐ Separate MESA review ongoing. N/A N/A  
a. NHESP Tracking # b. Date submitted to NHESP
3. ☐ Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.
3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?
- a. ☒ Not applicable – project is in inland resource area only b. ☐ Yes ☐ No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and the Cape & Islands:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
1213 Purchase Street – 3rd Floor  
New Bedford, MA 02740-6694  
Email: [DMF.EnvReview-South@state.ma.us](mailto:DMF.EnvReview-South@state.ma.us)

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [DMF.EnvReview-North@state.ma.us](mailto:DMF.EnvReview-North@state.ma.us)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.



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### C. Other Applicable Standards and Requirements (cont'd)

Online Users:  
Include your  
document  
transaction  
number  
(provided on your  
receipt page)  
with all  
supplementary  
information you  
submit to the  
Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a. ☐ Yes ☒ No If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a. ☐ Yes ☒ No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a. ☐ Yes ☒ No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a. ☐ Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1. ☐ Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2. ☐ A portion of the site constitutes redevelopment
  3. ☐ Proprietary BMPs are included in the Stormwater Management System.
- b. ☒ No. Check why the project is exempt:
1. ☒ Single-family house
  2. ☐ Emergency road repair
  3. ☐ Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

### D. Additional Information

- ☐ This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1. ☒ USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2. ☒ Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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### D. Additional Information (cont'd)

3. ☒ Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4. ☒ List the titles and dates for all plans and other materials submitted with this NOI.

Plan of Land in Walpole, MA - Lot 24A No. 15 Pinnacle Drive

a. Plan Title

Glossa Engineering, Inc..

John Glossa

b. Prepared By

c. Signed and Stamped by

March 6, 2023

1" = 20 Feet

d. Final Revision Date

e. Scale

f. Additional Plan or Document Title

g. Date

5. ☐ If there is more than one property owner, please attach a list of these property owners not listed on this form.
6. ☐ Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.
7. ☐ Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.
8. ☒ Attach NOI Wetland Fee Transmittal Form
9. ☐ Attach Stormwater Report, if needed.

### E. Fees

1. ☐ Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

1853

2. Municipal Check Number

04/03/23

3. Check date

1854

4. State Check Number

04/03/23

5. Check date

Wall Street Development Corp.

6. Payor name on check: First Name

7. Payor name on check: Last Name



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### F. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

*Arvis Petrucci, Pres.*  
1. Signature of Applicant

04/03/23

2. Date

3. Signature of Property Owner (if different)

4. Date

5. Signature of Representative (if any)

6. Date

#### For Conservation Commission:

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

#### For MassDEP:

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

#### Other:

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**NOI Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



## A. Applicant Information

### 1. Location of Project:

15 Pinnacle Drive

a. Street Address

1853

c. Check number

Walpole

b. City/Town

237.50

d. Fee amount

### 2. Applicant Mailing Address:

Louis

a. First Name

Petrozzi

b. Last Name

Wall Street Development Corp.

c. Organization

Two Warthin Circle

d. Mailing Address

Norwood

e. City/Town

MA

f. State

02062

g. Zip Code

617-922-8700

h. Phone Number

i. Fax Number

lou@wallstreetdevelopment.com

j. Email Address

### 3. Property Owner (if different):

a. First Name

b. Last Name

Same

c. Organization

d. Mailing Address

e. City/Town

f. State

g. Zip Code

h. Phone Number

i. Fax Number

j. Email Address

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).

## B. Fees

Fee should be calculated using the following process & worksheet. ***Please see Instructions before filling out worksheet.***

**Step 1/Type of Activity:** Describe each type of activity that will occur in wetland resource area and buffer zone.

**Step 2/Number of Activities:** Identify the number of each type of activity.

**Step 3/Individual Activity Fee:** Identify each activity fee from the six project categories listed in the instructions.

**Step 4/Subtotal Activity Fee:** Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

**Step 5/Total Project Fee:** Determine the total project fee by adding the subtotal amounts from Step 4.

**Step 6/Fee Payments:** To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.



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**B. Fees (continued)**

| Step 1/Type of Activity | Step 2/Number of Activities | Step 3/Individual Activity Fee | Step 4/Subtotal Activity Fee |
|-------------------------|-----------------------------|--------------------------------|------------------------------|
| 2 - Single Family       | 1                           |                                | 500.00                       |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |
|                         |                             |                                |                              |

**Step 5/Total Project Fee:** \_\_\_\_\_

**Step 6/Fee Payments:**

|                                 |  |
|---------------------------------|--|
| Total Project Fee:              | 500.00   |
| State share of filing Fee:      | a. Total Fee from Step 5<br>237.50                                       |
| City/Town share of filling Fee: | b. 1/2 Total Fee less \$12.50<br>262.50<br>c. 1/2 Total Fee plus \$12.50 |

**C. Submittal Requirements**

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and the city/town fee payment.

**To MassDEP Regional Office (see Instructions):** Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a copy of this form; and a copy of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

**Affidavit of Service**  
**Under the Massachusetts Wetlands Protection Act &**  
**Walpole Wetlands Protection Bylaw**

I, Louis Petrozzi, hereby certify under pains and penalties of perjury that on April 5, 2023, I gave notification to abutters in compliance with the second paragraph of Massachusetts General Law Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in the connection with the following matter:

A Notice of Intent was filed under the Massachusetts Wetlands Protection Act and the Walpole Wetlands Protection Bylaw, by Wall Street Development Corp. with the Walpole Conservation Commission on April 5, 2023 for property located at 15 Pinnacle Drive - Assessors Map 19, Lot 182.

The form of notification and a certified list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.

Louis Petrozzi  
Signature

4/05/2023  
Date



**NOTIFICATION TO ABUTTERS UNDER THE  
MASSACHUSETTS WETLANDS PROTECTION ACT  
CHAPTER 131, SECTION 40  
AND**

**THE TOWN OF WALPOLE WETLANDS PROTECTION BY LAW**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the Walpole Wetlands Protection Bylaw, you are hereby notified of the following:

Wall Street Development Corp. (Applicant) has filed a Notice of Intent with the Walpole Conservation Commission for review of the following activity:

Description of Project: Construction of a single-family home located at 15 Pinnacle Drive in Walpole, MA. Said activity and construction includes the installation of all utilities, stormwater management and related site work.

The location of the proposed activity is off Warwick Road  
Assessors Map: 19 Lot 182

Street address: 15 Pinnacle Drive

Copies of the filing may be examined at the Walpole Conservation Commission office during their normal business hours (please call 508-660-7253) OR at the following Applicant or representative name:

Louis Petrozzi, President, Wall Street Development Corp.  
Address: Two Warthin Circle, Norwood, MA 02062  
Phone number: 617-922-8700

Questions regarding the filing may be directed to the Conservation Commission at 508-660-7253 or the Applicant's representative (Please see above)

The public hearing will be held at the Walpole Town Hall, 135 School Street, Walpole, MA 02081. Information on the date and time of the hearing may be directed to the Conservation Commission or the applicant's representative at the above numbers.

NOTE: Notice of the public hearing, including date, time, and place:

1. Will be published at least five (5) days in advance in the Hometown Weekly – Walpole Edition
2. Will be posted at the Town Clerk's Office and on the town web site no less than forty-eight (48) hours in advance of the public hearing.

NOTE: You may also contact the nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call Southeast Regional Office at (508) 946-2836.

IN OF WALPOLE  
2023 MAR 21 PM 3:14  
RECEIVED  
BOARD OF ASSESSORS



CONSERVATION COMMISSION  
TOWN HALL  
135 School Street  
Walpole, MA 02081  
Phone (508) 660-7268

## CERTIFIED ABUTTERS LIST REQUEST

Date: 3/21/23

I request an abutter's list within 300 feet of the site of intent for the CONSERVATION COMMISSION.

Name of Applicant: Wall Street Development Corp  
Address: P.O. Box 272, Westwood, MA 02090  
Telephone: 617-922-8700  
Location: 9+15 Pinnacle Drive

Map 19, PARCELS 183, 182, 183-2, 183-1, 183-4, 183-5

I understand that I am to pay a fee of \$1.50 per abutter, to the Board of Assessors, for this list. However, if an abutter's list is required by the Board of Appeals, this same list may be used by the Conservation Commission. The list may take up to 2 weeks to generate.

183-6  
183-7  
183-3

Received by Assessors - Date: \_\_\_\_\_  
TIME: \_\_\_\_\_



**Board of Assessors**  
John R. Fisher, Chair  
Richard J. Zaccaro, Clerk  
Denise A. Ellis, Member

**TOWN OF WALPOLE**  
Commonwealth of Massachusetts  
Phone (508) 660-7315 Fax (508) 906-3598  
E-mail: Assessors@walpole-ma.gov

**Town Hall**  
135 School Street  
Walpole, MA 02081

March 28, 2023

I, Dennis J. Flis, Director of Assessing for the Board of Assessors in the Town of Walpole, hereby certify that the following are the current owners as of January 1, 2023; for FY 23.

The land being shown on the Assessors Map for the Town of Walpole as the following:

|         |  |          |                   |
|---------|--|----------|-------------------|
| Owner:  | Hasenjaeger, John T                      | Address: | 9 Pinnacle Drive  |
| Parcel: | 19-183                                   |          |                   |
| Owner:  | Hasenjaeger, John T                      | Address: | 15 Pinnacle Drive |
| Parcel: | 19-182                                   |          |                   |
| Owner:  | Corbett, David R & Holly A               | Address: | 7 Pinnacle Drive  |
| Parcel: | 19-183-2                                 |          |                   |
| Owner:  | Alex, Gary & Maria                       | Address: | 11 Pinnacle Drive |
| Parcel: | 19-183-1                                 |          |                   |
| Owner:  | Hasenjaeger, John T                      | Address: | Pinnacle Drive    |
| Parcel: | 19-183-4                                 |          |                   |
| Owner:  | Hasenjaeger, John T                      | Address: | Pinnacle Drive    |
| Parcel: | 19-183-5                                 |          |                   |
| Owner:  | Hasenjaeger, John T                      | Address: | Pinnacle Drive    |
| Parcel: | 19-183-6                                 |          |                   |
| Owner:  | Hasenjaeger, John T                      | Address: | Pinnacle Drive    |
| Parcel: | 19-183-7                                 |          |                   |
| Owner:  | Thompson, Preston Leroy & Danielle Ayers | Address: | 3 Pinnacle Drive  |
| Parcel: | 19-183-3                                 |          |                   |

Together with the attached lists of owners of all adjoining land of said abutters within 300 feet of the property lines.

Dennis J. Flis  
Director of Assessing

Attachments

|  |
|--|
| 19/ 171/ / /<br>ANDREWS CHRISTOPHER M &<br>ASHLEY C<br>4 MISTY LN<br>WALPOLE, MA 02032               |
| 19/ 164/ / /<br>FIDANOS ANTONIOS & ANASTASIA<br>36 PINNACLE DR<br>E WALPOLE, MA 02032                |
| 19/ 175/ / /<br>KNOTH BRIAN DAVID &<br>KAREN CHAOSHEN KNOTH<br>43 PINNACLE DR<br>E WALPOLE, MA 02032 |
| 19/ 173/ / /<br>BRADY KAREN A<br>12 MISTY LN<br>E WALPOLE, MA 02032                                  |
| 19/ 165/ / /<br>CORSI BRIAN & CAMERON<br>40 PINNACLE DR<br>E WALPOLE, MA 02032                       |
| 19/ 176/ / /<br>DOWLING ROBERT L & CHRISTINE<br>M<br>39 PINNACLE DR<br>E WALPOLE, MA 02032           |
| 19/ 172/ / /<br>CONLON GLENN M & KERA J<br>8 MISTY LN<br>E WALPOLE, MA 02032                         |
| 19/ 174/ / /<br>FARRELL KEVIN C & ELIZABETH J<br>7 MISTY LN<br>WALPOLE, MA 02081                     |
| 19/ 155/ / /<br>WALPOLE TOWN OF<br>135 SCHOOL STREET<br>WALPOLE, MA 02081                            |

|  |
|--|
| 19/ 179/ / /<br>PORTANOVA KENNETH A &<br>DRISCOLL D<br>27 PINNACLE DR<br>E WALPOLE, MA 02032 |
| 19/ 168/ / /<br>WALPOLE TOWN OF<br>135 SCHOOL STREET<br>WALPOLE, MA 02081                    |
| 19/ 181/ / /<br>MORAN DENNIS V & LAUREN A<br>19 PINNACLE DR<br>E WALPOLE, MA 02032           |
| 19/ 177/ / /<br>SPIDI ELAINE P<br>35 PINNACLE DR<br>E WALPOLE, MA 02032                      |
| 19/ 180/ / /<br>HASENJAEGER JOHN T & KATHRYN<br>C<br>23 PINNACLE DR<br>E WALPOLE, MA 02032   |
| 19/ 178/ / /<br>HARRISON JASON B & JENIFER L<br>31 PINNACLE DR<br>E WALPOLE, MA 02032        |
| 19/ 182/ / /<br>HASENJAEGER JOHN T<br>P O BOX 661<br>NORWOOD, MA 02062                       |
| 19/ 160/ / /<br>HEE CORWIN A & JENNIFER A<br>20 PINNACLE DR<br>E WALPOLE, MA 02032           |
| 19/ 156/ / /<br>BRIGHAM NED J & MARY E<br>4 PINNACLE DR<br>E WALPOLE, MA 02032               |

|   |
|---|
| 19/ 162/ / /<br>LANIA ERIK R & DIANE M<br>28 PINNACLE DR<br>E WALPOLE, MA 02032                                     |
| 19/ 158/ / /<br>GUIDOBONI JOSEPH P & JENNIFER<br>L<br>12 PINNACLE DR<br>E WALPOLE, MA 02032                         |
| 19/ 157/ / /<br>MARTIN SEAN WAYNE & JANINE<br>PAULA<br>8 PINNACLE DR<br>E WALPOLE, MA 02032                         |
| 19/ 161/ / /<br>MEEHAN SCOTT A & CHRISTINA M<br>24 PINNACLE DR<br>E WALPOLE, MA 02032                               |
| 19/ 159/ / /<br>PIASECKI JAMES E & OCHS-<br>PIASECKI<br>J & P REALTY TRUST<br>16 PINNACLE DR<br>E WALPOLE, MA 02032 |
| 19/ 183/ / /<br>HASENJAEGER JOHN T<br>P O BOX 661<br>NORWOOD, MA 02062  |
| 19/ 163/ / /<br>STROMBERG DANIEL<br>CHEUNG KIMMI<br>32 PINNACLE DR<br>E WALPOLE, MA 02032                           |
| 19/ 153/ / /<br>THIAGO WESLEY G & ELAINE G<br>3 HEMLOCK ST<br>E WALPOLE, MA 02032                                   |
| 19/ 154/ / /<br>SINGLE CHARLES A JR & KAREN F<br>135 EAST STREET<br>E WALPOLE, MA 02032                             |

19/ 184/ / /  
PARISI DENISE L TR & L A TRUST  
C/O MICHAEL LAMPERTI  
599 SOUTH ST  
WALPOLE, MA 02081

19/ 170/ / /  
PARISI DENISE L TR & L A TRUST  
C/O MICHAEL LAMPERTI  
599 SOUTH ST  
WALPOLE, MA 02081

19/ 169/ / /  
WALPOLE TOWN OF-CC  
135 SCHOOL ST  
WALPOLE, MA 02081

19/ 186/ / /  
TRUSTEES OF RESERVATIONS  
ATTN IAN KANE  
572 ESSEX ST  
BEVERLY, MA 01915

20/ 6/ 1/ /  
DUNN RICHARD W & RACHEL C TRS  
DUNN FAMILY REALTY TRUST  
4 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 2/ /  
GROSSMAN JASON G & PAULA  
6 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 3/ /  
FOLINO JAMES J TR  
FOLINO FAMILY REALTY TRUST  
8 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 4/ /  
RYAN GREGORY  
10 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 5/ /  
THORNTON CARMELA C TR  
CARMELA C THORNTON TRUST  
12 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 6/ /  
THE HARSFIELD FAMILY TRUST  
HARSFIELD JEFFREY C & KAREN S  
TR  
14 RIVERWALK LN  
E. WALPOLE, MA 02032

20/ 6/ 7/ /  
GONDELMAN INA A & STEVEN M  
TRS  
INAST REALTY TRUST  
16 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 8/ /  
SHERMAN PAUL C & GOLTSHALK  
AMY I  
SHERMAN FAMILY 2012  
IRREVOCABLE  
18 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 9/ /  
DANIEL KATHLEEN A TR  
KATHLEEN A DANIEL REVOCABLE  
TRUS  
20 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 10/ /  
RISEMAN DAVID A & ARLENE A  
22 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 11/ /  
CREEGAN PAUL F JR & HELEN M  
24 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 12/ /  
LING STEVEN L &  
YU SHERRI  
26 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 13/ /  
URBAN JEAN E  
28 RIVERWALK LANE  
E WALPOLE, MA 02032

20/ 6/ 14/ /  
GOLDBERG HOWARD E &  
CHARLOTTE  
27 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 15/ /  
BEAUDOIN JANET M  
25 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 16/ /  
DONOVAN ANTHONY S & JUDITH A  
23 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 17/ /  
NASSON RONALD V & IRIS M  
21 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 18/ /  
RUBIN RONALD L & SUZAN F  
19 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 19/ /  
MAZZOCCA RICHARD & JOAN  
17 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 20/ /  
GOLDBERG LESLIE G TR  
15 ROSE COURT REALTY TRUST  
15 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 21/ /  
POLLACK BRENDA S TR  
BRENDA S POLLACK TRUST  
AGGREEMEN  
11 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 22/ /  
BARRETT THOMAS W III & LEA J  
9 ROSE CT  
E WALPOLE, MA 02032

20/ 6/ 23/ /  
MOISE NICHOLAS K & JEAN E  
4 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 24/ 1/  
GRUPP ELLIOT S & BARBARA H  
6 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 25/ 1/  
GRIFFITHS RICHARD R JR &  
THARRET  
8 ROSE COURT WAY REALTY  
TRUST  
8 ROSE CT  
E WALPOLE, MA 02032

20/ 6/ 26/ 1/  
SUGAI GEORGE M &  
FERNANDEZ ELIZABETH R TRS  
SUGFER  
10 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 27/ 1/  
KECHES STEPHEN A & MARJORIE A  
TR  
KECHES STEPHEN A & MARJORIE A  
R  
12 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 28/ 1/  
LAMBE TIMOTHY J TR  
LAMBE REALTY TRUST  
14 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 29/ 1/  
SALVATORE ROCCO J JR & ELPIS S  
16 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 30/ 1/  
WAYLER BARRY P & DEBORAH S  
18 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 31/ 1/  
KOBAY DAVID & LYNN S  
20 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 32/ 1/  
BETRO PETER A JR  
15 WASHINGTON GREEN  
E WALPOLE, MA 02032

20/ 6/ 33/ 1/  
SCALLY JOSEPH W & HELEN F TRS  
SCALLY HELEN F REVOCABLE  
TRUST  
24 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 34/ 1/  
STOREY WILLIAM D III & RYAN  
MARY  
WILLIAM D STOREY III REVOCABLE  
T  
26 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 35/ 1/  
FLAHERTY ROBERT J & THERESA M  
TR  
FLAHERTY REVOCABLE TRUST  
28 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 36/ 1/  
PERRY CHRISTOPHER JAMES &  
KOKERN  
30 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 37/ 1/  
CALLAHAN FREDERIC D & KATHY A  
32 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 38/ 1/  
ROWEAN ROBERT & ROWEAN-  
FINLEY KI  
ROWEAN IRREVOCABLE TRUST  
34 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 39/ 1/  
HARDCASTLE ROBERT TR  
36 ROSE COURT REALTY TRUST  
36 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 40/ 1/  
BOWLER MICHAEL JOSEPH &  
KATHLEEN  
38 ROSE COURT WAY  
E WALPOLE, MA 02032

20/ 6/ 41/ 1/  
MARINI V JAMES & LESLIE C  
17 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 42/ 1/  
ALIGHIERI THOMAS F & LORI K  
15 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 43/ 1/  
SUTTON ANN R  
11 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 44/ 1/  
SIROIS JOSEPH L &  
CRONIN KRISTIN A  
9 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 45/ 1/  
RUSSI WADIA &  
FLAHERTY PATRICIA A  
7 RIVERWALK LN  
E WALPOLE, MA 02032

20/ 6/ 1/ 1/  
OHC BIRD POND LLC  
RIVERWALK COMMONS  
  
E WALPOLE, MA 02032

19/ 183/ 1/ 1/  
ALEX GARY & MARIA  
11 PINNACLE DRIVE  
E WALPOLE, MA 02032

19/ 183/ 2/ 1/  
CORBETT DAVID R & HOLLY A  
7 PINNACLE DRIVE  
E WALPOLE, MA 02032

19/ 183/ 3/ 1/  
THOMPSON PRESTON LEROY &  
DANIELL  
3 PINNACLE DR  
E WALPOLE, MA 02032

19/ 183/ 4/ 1/  
HASENJAEGER JOHN T  
P O BOX 661  
NORWOOD, MA 02062

19/ 183/ 5/ /  
HASENJAEGER JOHN T  
P O BOX 661  
NORWOOD, MA 02062

19/ 183/ 6/ /  
HASENJAEGER JOHN T  
P O BOX 661  
NORWOOD, MA 02062

19/ 183/ 7/ /  
HASENJAEGER JOHN T  
P O BOX 661  
NORWOOD, MA 02062

19/ 44/ 2/ /  
WALPOLE TOWN OF-CC  
135 SCHOOL ST  
WALPOLE, MA 02081

19/ 167/ / /  
KURKER ROBERT W & ANGELINA T  
48 PINNACLE DR  
E WALPOLE, MA 02032

19/ 152/ / /  
POLIN GREGORY J &  
NADINE M COUZA-POLIN  
37 HEMLOCK ST  
EAST WALPOLE, MA 02032

19/ 151/ / /  
AHIGIAN RICHARD P &  
REES MEGAN E  
41 HEMLOCK ST  
E WALPOLE, MA 02032

|  |
|--|
|  |
|  |
|  |









| CURRENT OWNER             |  |  | TOPO               |  | UTILITIES        |  | STRT / ROAD       |  | LOCATION |  | CURRENT ASSESSMENT          |      |          |          | WALPOLE, MA                    |  |
|---------------------------|--|--|--------------------|--|------------------|--|-------------------|--|----------|--|-----------------------------|------|----------|----------|--------------------------------|--|
| CORBETT DAVID R & HOLLY A |  |  |                    |  |                  |  |                   |  |          |  | Description                 | Code | Assessed | Assessed | Board of Assessors             |  |
| 7 PINNACLE DRIVE          |  |  |                    |  |                  |  |                   |  |          |  | RES BLDG                    | 1010 | 434,700  | 434,700  | 135 School St                  |  |
| E WALPOLE MA 02032        |  |  |                    |  |                  |  |                   |  |          |  | RES LAND                    | 1010 | 306,700  | 306,700  | Walpole, MA 02081              |  |
| Building Address:         |  |  | SUPPLEMENTAL DATA: |  |                  |  |                   |  |          |  | VISION GOVERNMENT SOLUTIONS |      |          |          |                                |  |
| 7 PINNACLE DR             |  |  | Alt Pctd ID        |  | D02-279-011      |  | Attached Document |  | Plans    |  | Assoc Pid#                  |      | Total    |          | 741,400                        |  |
|                           |  |  | Census             |  | 4112:            |  |                   |  |          |  |                             |      |          |          |                                |  |
|                           |  |  | Old ID             |  | D279-A-2         |  |                   |  |          |  |                             |      |          |          |                                |  |
|                           |  |  | Lot #              |  | LOT 27A          |  |                   |  |          |  |                             |      |          |          |                                |  |
|                           |  |  | Lot Size           |  | 17,998 SF.       |  |                   |  |          |  |                             |      |          |          |                                |  |
|                           |  |  | Photo              |  |                  |  |                   |  |          |  |                             |      |          |          |                                |  |
|                           |  |  | GIS ID             |  | F_731515_2883721 |  |                   |  |          |  |                             |      |          |          |                                |  |
| RECORD OF OWNERSHIP       |  |  | BK-VOL/PAGE        |  | SALE-DATE        |  | Q/U               |  | VI       |  | SALE PRICE                  |      | VC       |          | PREVIOUS ASSESSMENTS (HISTORY) |  |
| CORBETT DAVID R & HOLLY A |  |  | 30992              |  | 0032             |  | Q                 |  | I        |  | 582,400                     |      | 00       |          | Year                           |  |
| HASENJAEGER DARREN        |  |  | 30853              |  | 0146             |  | U                 |  | V        |  | 1                           |      | 1F       |          | Assessed                       |  |
| HASENJAEGER JOHN TRUSTEE  |  |  | 14000              |  | 0480             |  | U                 |  | V        |  | 0                           |      |          |          | Year                           |  |
|                           |  |  | Total              |  | 0.00             |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Code                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Assessed                       |  |
|                           |  |  |                    |  |                  |  |                   |  |          |  |                             |      |          |          | Year                           |  |



| CURRENT OWNER   |          |             |      | TOPO  |            | UTILITIES         |          | STRT / ROAD |        | LOCATION                       |           | CURRENT ASSESSMENT |                     | WALPOLE, MA |            |          |                |
|---|----------|-------------|------|---|------------|-------------------|----------|-------------|--------|--------------------------------|-----------|--------------------|---------------------|-------------|------------|----------|----------------|
| HASENJAEGER JOHN T<br><br>P O BOX 661<br><br>NORWOOD MA 02062<br><br>Building Address:<br>PINNACLE DR |          |             |      |   |            |                   |          |             |        |                                |           | Description        | Code                | Assessed    | Assessed   |          |                |
|   |          |             |      |   |            |                   |          |             |        |                                |           | RES LAND           | 1320                | 100         | 100        |          |                |
|   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| SUPPLEMENTAL DATA:  |          |             |      | Alt Prcl ID D279-A-2  |            | Attached Document |          |             |        |                                |           |                    |                     |             |            |          |                |
| Census 4112:  |          |             |      | D279-A-2  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| Lot # LOT A   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| Lot Size 70 SF.   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| Photo   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| GIS ID F_731637_2883764   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| Assoc Pic#  |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| RECORD OF OWNERSHIP   |          |             |      | BK-VOL/PAGE   | SALE DATE  | Q/U               | V/I      | SALE PRICE  | VC     | PREVIOUS ASSESSMENTS (HISTORY) |           |                    |                     |             |            |          |                |
| HASENJAEGER JOHN T  |          |             |      | 33435   | 0170       | 08-27-2015        | U        | V           | 1      | 1F                             | Year      | Code               | Assessed            | Year        | Code       | Assessed |                |
| HASENJAEGER JOHN TRUSTEE  |          |             |      | 14000   | 0480       | 02-11-2000        | U        | V           | 100    | 1G                             | 2023      | 1320               | 100                 | 2022        | 1320       | 100      |                |
|   |          |             |      | Total   |            |                   |          |             |        | Total                          | 100       | Total              | 100                 | Total       | 100        |          |                |
| EXEMPTIONS  |          |             |      | This signature acknowledges a visit by a Data Collector or Assessor |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | APPRAISED VALUE SUMMARY   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Appraised Bldg. Value (Card)  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Appraised Xf (B) Value (Bldg)                                       |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Appraised Ob (B) Value (Bldg)                                       |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Appraised Land Value (Bldg)   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Special Land Value  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Total Appraised Parcel Value  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Valuation Method  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | Total Appraised Parcel Value  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
|   |          |             |      | VISIT / CHANGE HISTORY  |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| Permit Id   |          |             |      | Issue Date  | Type       | Description       | Amount   | Insp Date   | % Comp | Date Comp                      | Comments  | Date               | Id                  | Type        | Is         | Cd       | Purpost/Result |
|   |          |             |      |   |            |                   |          |             |        |                                |           | 05-13-2013         | PS                  |             |            | 60       | Subdivided Lot |
|   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| LAND LINE VALUATION SECTION   |          |             |      |   |            |                   |          |             |        |                                |           |                    |                     |             |            |          |                |
| B   | Use Code | Description | Zone | Land Type   | Land Units | Unit Price        | Size Adj | Site Index  | Cond.  | Nbhd.                          | Nbhd. Adj | Notes              | Location Adjustment | Adj Unit P  | Land Value |          |                |
| 1   | 1320     | Res Land    | GR   |   | 0.010 AC   | 18,500.00         | 1.00000  | 5           | 0.75   | EXAC                           | 1.000     |                    | 1.0000              | 13,875      | 100        |          |                |
|   |          |             |      | Parcel Total Land Area 0.01   |            |                   |          |             |        |                                |           | Total Land Value   |                     |             |            |          |                |
| Total Card Land Units   |          |             |      | 0.01 AC   |            |                   |          |             |        |                                |           | Total Land Value   |                     |             |            |          |                |

Property Location: PINNACLE DR  
Vision ID 103141

Account # D279-A-2  
Map ID 19/183/5/1

Bldg Name  
Sec # 1 of 1

State Use  
Print Date 3/28/2023 10:38:31 A

|   |  |  |  |  |  |                        |  |   |  |                         |  |                |  |                  |  |   |  |                  |  |
|---|--|--|--|--|--|------------------------|--|---|--|-------------------------|--|----------------|--|------------------|--|---|--|------------------|--|
| CURRENT OWNER<br>HASENJAEGER JOHN T                                   |  | TOPO   |  | UTILITIES  |  | STRT / ROAD            |  | LOCATION                                    |  | CURRENT ASSESSMENT      |  | Assessed       |  | Assessed         |  | WALPOLE, MA<br>Board of Assessors<br>135 School St<br>Walpole, MA 02081<br>(508) 660-7315 |  |                  |  |
| P O BOX 661   |  |  |  |  |  |                        |  |   |  | Description<br>RES LAND |  | Code<br>1320   |  | 100              |  | VISION<br>GOVERNMENT<br>SOLUTIONS   |  |                  |  |
| NORWOOD MA 02062  |  | Alt Prcl ID<br>Census<br>4112:<br>D279-A-2   |  | D279-A-2   |  | Attached<br>Document   |  |   |  |                         |  |                |  |                  |  |   |  |                  |  |
| Building Address:<br>PINNACLE DR                                      |  | Lot #<br>70 SF   |  | Plans  |  | Assoc Pld#             |  |   |  |                         |  |                |  |                  |  |   |  |                  |  |
| GIS ID<br>F_731671_2883750  |  | BK-VOL/PAGE<br>33435<br>14000  |  | SALE DATE<br>08-27-2015<br>02-11-2000  |  | Q/U<br>U<br>U          |  | V<br>V                                      |  | SALE PRICE<br>1<br>100  |  | VC<br>1F<br>1G |  | Total<br>100     |  | 100   |  |                  |  |
| RECORD OF OWNERSHIP<br>HASENJAEGER JOHN T<br>HASENJAEGER JOHN TRUSTEE |  | EXEMPTIONS<br>Description<br>Amount<br>Code<br>Description<br>Number<br>Amount<br>Comm Int |  | OTHER ASSESSMENTS<br>Amount<br>Code<br>Description<br>Number<br>Amount<br>Comm Int |  | Total<br>0.00          |  | ASSESSING NEIGHBORHOOD<br>Nbhd Name<br>EXAC |  | Tracing<br>Batch        |  | Total<br>100   |  | 100              |  | 100   |  |                  |  |
| 70 SF OF LAND   |  | Total<br>0.00  |  | Total<br>0.00  |  | Total<br>0.00          |  | Total<br>0.00                               |  | Total<br>0.00           |  | Total<br>0.00  |  | Total<br>0.00    |  | Total<br>0.00   |  |                  |  |
| BUILDING PERMIT RECORD  |  | Permit Id  |  | Issue Date   |  | Type                   |  | Description                                 |  | Amount                  |  | Insp Date      |  | % Comp           |  | Date Comp   |  | Comments         |  |
| B Use Code  |  | Description  |  | Zone   |  | Land Type              |  | Land Units                                  |  | Unit Price              |  | Size Adj       |  | Site Index       |  | Cond.   |  | Nbhd. Adj        |  |
| 1 1320  |  | Res Land   |  | GR   |  |                        |  | 0.010 AC                                    |  | 18,500.00               |  | 1.00000        |  | 0                |  | 0.75  |  | EXAC 1.000       |  |
| Total Card Land Units   |  | Total Card Land Units  |  | 0.01 AC  |  | Parcel Total Land Area |  | 0.01  |  | Parcel Total Land Area  |  | 0.01           |  | Total Land Value |  | 100   |  | Total Land Value |  |



|                              |  |                               |  |             |  |             |  |             |  |                    |  |  |  |
|------------------------------|--|-------------------------------|--|-------------|--|-------------|--|-------------|--|--------------------|--|--|--|
| CURRENT OWNER                |  | TOPO                          |  | UTILITIES   |  | STRT/ROAD   |  | LOCATION    |  | CURRENT ASSESSMENT |  | WALPOLE, MA  |  |
| HASENJAEGER JOHN T           |  |                               |  |             |  |             |  |             |  | Code: 1320         |  | Board of Assessors<br>135 School St<br>Walpole, MA 02081<br>(508) 660-7315 |  |
| P O BOX 661                  |  |                               |  |             |  |             |  |             |  | Assessed: 200      |  |  |  |
| NORWOOD MA 02062             |  |                               |  |             |  |             |  |             |  | Assessed: 200      |  |  |  |
| Building Address:            |  |                               |  |             |  |             |  |             |  |                    |  |  |  |
| PINNACLE DR                  |  |                               |  |             |  |             |  |             |  |                    |  | VISION<br>GOVERNMENT<br>SOLUTIONS  |  |
| RECORD OF OWNERSHIP          |  | BK-VOL/PAGE                   |  | SALE DATE   |  | Q/U         |  | V/L         |  | SALE PRICE         |  | VC   |  |
| HASENJAEGER JOHN T           |  | 33435                         |  | 0170        |  | U           |  | V           |  | 1                  |  | 1F   |  |
| HASENJAEGER JOHN J TRUSTEE   |  | 14000                         |  | 0480        |  | U           |  | V           |  | 1                  |  | 1G   |  |
| EXEMPTIONS                   |  | Amount                        |  | Code        |  | Description |  | Number      |  | Amount             |  | Comm Int   |  |
| Year                         |  | Code                          |  | Description |  | Code        |  | Description |  | Number             |  | Amount   |  |
| Nbhd                         |  | Nbhd Name                     |  | B           |  | Tracing     |  | Batch       |  |                    |  |  |  |
| EXAC                         |  |                               |  |             |  |             |  |             |  |                    |  |  |  |
| 332 SF OF LAND               |  |                               |  |             |  |             |  |             |  |                    |  |  |  |
| Total                        |  | 0.00                          |  |             |  |             |  |             |  |                    |  |  |  |
| APPRaised VALUE SUMMARY      |  | Appraised Bldg. Value (Card)  |  | 0           |  |             |  |             |  |                    |  |  |  |
|                              |  | Appraised Xf (B) Value (Bldg) |  | 0           |  |             |  |             |  |                    |  |  |  |
|                              |  | Appraised Ob (B) Value (Bldg) |  | 0           |  |             |  |             |  |                    |  |  |  |
|                              |  | Appraised Land Value (Bldg)   |  | 200         |  |             |  |             |  |                    |  |  |  |
|                              |  | Special Land Value            |  | 0           |  |             |  |             |  |                    |  |  |  |
|                              |  | Total Appraised Parcel Value  |  | 200         |  |             |  |             |  |                    |  |  |  |
|                              |  | Valuation Method              |  | C           |  |             |  |             |  |                    |  |  |  |
| Total Appraised Parcel Value |  | 200                           |  |             |  |             |  |             |  |                    |  |  |  |
| VISIT / CHANGE HISTORY       |  | Date                          |  | Id          |  | Type        |  | Is          |  | Cd                 |  | Purpos/Result  |  |
| 05-13-2013                   |  | PS                            |  |             |  |             |  | 60          |  | Subdivided Lot     |  |  |  |
| LAND LINE VALUATION SECTION  |  | Zone                          |  | Land Type   |  | Land Units  |  | Unit Price  |  | Size Adj           |  | Site Index   |  |
| B Use Code                   |  | Description                   |  | Zone        |  | Land Type   |  | Land Units  |  | Unit Price         |  | Size Adj   |  |
| 1 1320                       |  | Res Land                      |  | GR          |  |             |  | 0.010 AC    |  | 18,500.00          |  | 1.000000   |  |
|                              |  |                               |  |             |  |             |  |             |  | 0                  |  | 1.00 EXAC  |  |
|                              |  |                               |  |             |  |             |  |             |  | 1.000              |  |  |  |
| Parcel Total Land Area       |  | 0.01 AC                       |  |             |  |             |  |             |  |                    |  |  |  |
| Total Card Land Units        |  | 0.01                          |  |             |  |             |  |             |  |                    |  |  |  |
| Total Land Value             |  | 200                           |  |             |  |             |  |             |  |                    |  |  |  |

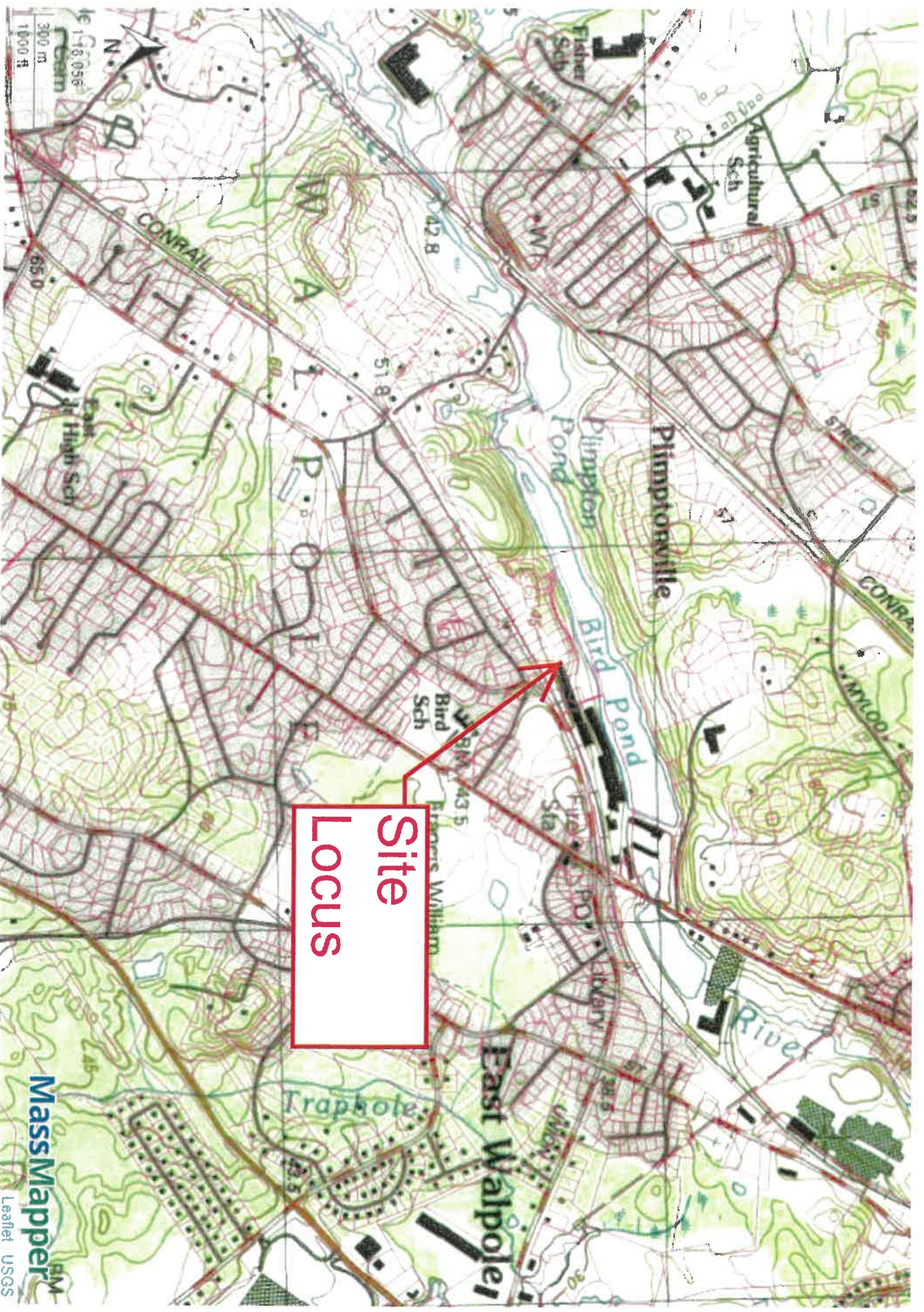




[illegible]



# 15 Pinnacle Drive Locus



**15 PINNACLE DRIVE  
FILLED/DEGRADED RIVERFRONT AREA  
EXISTING CONDITIONS PHOTOS**















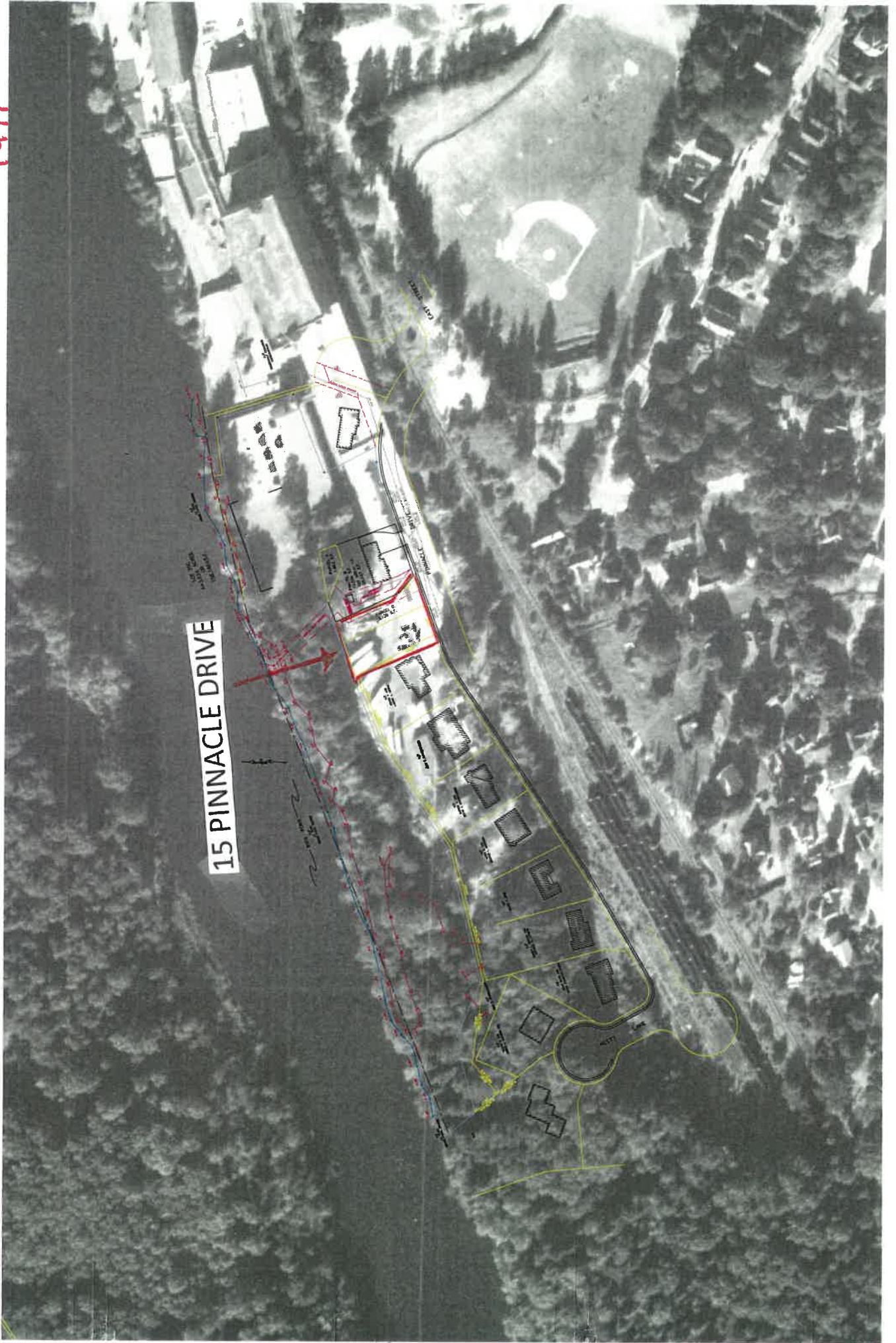








1971



[illegible]

|       |          |
|-------|----------|
| 29.00 | 1161A-89 |
|-------|----------|

**EcoTec, Inc.**  
**ENVIRONMENTAL CONSULTING SERVICES**  
102 Grove Street  
Worcester, MA 01605-2629  
508-752-9666 – Fax: 508-752-9494

September 22, 2021

Lou Petrozzi  
Wall Street Development Corp.  
2 Warthin Circle  
Norwood, MA 02062

via email: [lou@wallstreetdevelopment.com](mailto:lou@wallstreetdevelopment.com)

Re: Property off Pinnacle Drive, Walpole

Subject: Delineation of built structures and degraded areas

Dear Mr. Petrozzi:

This letter summarizes field delineations conducted by me at a portion of the former Bird Mill property located off Pinnacle Drive in Walpole. The delineations were completed in April and May of 2021, and represent the limits of portions of the existing built structures and some obviously degraded (by filling) areas at the site. Flagging described below has been field located and plotted on the site plan by GLM Engineering. I placed the following flags:

| Flag Numbers         | Basis of flagging   |
|----------------------|---|
| Pave-1 to Pave-10    | Outer edge of bituminous concrete pavement                          |
| F-1 to F-7           | Foundation edge   |
| FA-1 to FA-4         | Foundation edge   |
| Wall A-1 to Wall A-2 | Outer edge of concrete retaining wall                               |
| Wall B-1 to Wall B-6 | Outer edge of concrete retaining wall                               |
| ED-1 to ED-40        | Lower (north) edge of obvious dumped rubble                         |
| Bench-1 to Bench-13  | Perimeter of concrete bench & stair structure overlooking Bird Pond |

Please note that:

- Two additional retaining walls located to the southeast of the delineated pavement and retaining walls were undelineated because I was unsure as to whether these walls were on the subject property where I had access; and
- There may be additional areas degraded by dumping, in addition to the obvious rubble fill delineated by the “ED” flags. Further field evaluation and digging would be required to determine if this is the case.

I hope that this information is helpful. Please contact me if you have any questions concerning this or other matters.

September 22, 2021

Re: Property off Pinnacle Drive, Walpole

Subject: Delineation of built structures and degraded areas

Page 2 of 2

Sincerely,

A handwritten signature in cursive script, reading "Paul J. McManus". The signature is written in dark ink and is positioned above the printed name and title.

Paul J. McManus, LSP, PWS  
President

c: GLM Engineering



116x52°

117x87

117x86

119x25

122x15

122x80

144x80.01

238.00

27" W

134x40

134x65

137.26'

N27°57'57"W

200' SETBACK FROM POND

12.94'

\$25'00'00"E

EXIST. DMH-1  
R=130.71

EXIST. DMH-2  
R=130.71

EXISTING UTILITY EASEMENT

EXISTING UTILITY EASEMENT-2

OLD FND

GAR

S51°14'43"E  
35.08'

EXIST. SMH  
R=143.09  
l=128.91

EXIST. CB  
R=139.90

EXIST. CB  
R=139.93

EXIST. DMH  
R=138.78

PINNAC

# PINNAC





View of the lot from the street



View toward street from bottom of slope  
below flag ED - 30



Mound of fill, east side



View toward street from bottom of slope  
below flag ED - 29





View toward street from bottom of slope  
below flag ED - 28



View toward street from bottom of slope  
below flag ED - 26



View toward street from bottom of slope  
below flag ED - 27



Surficial materials (appears to be shingle fragments)



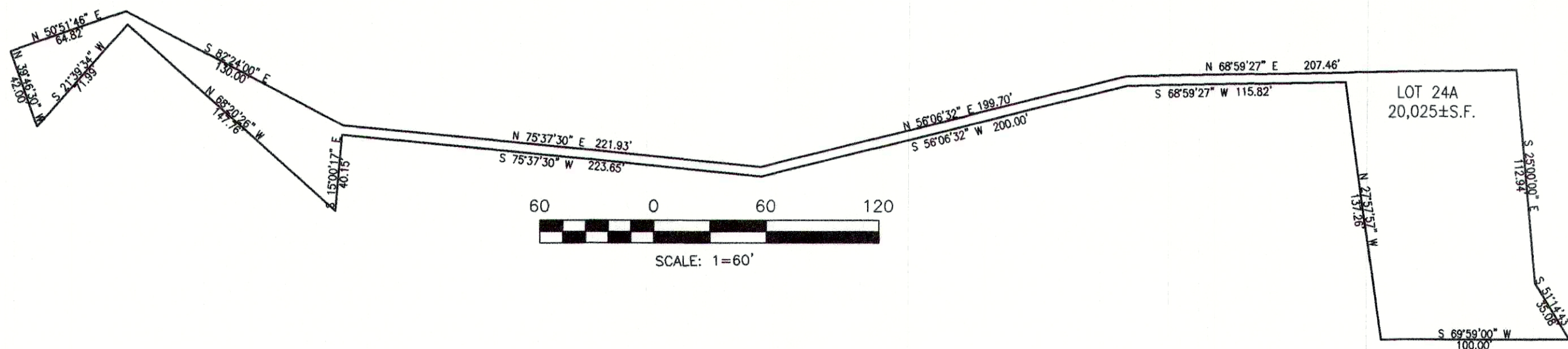


Concrete slab dumped

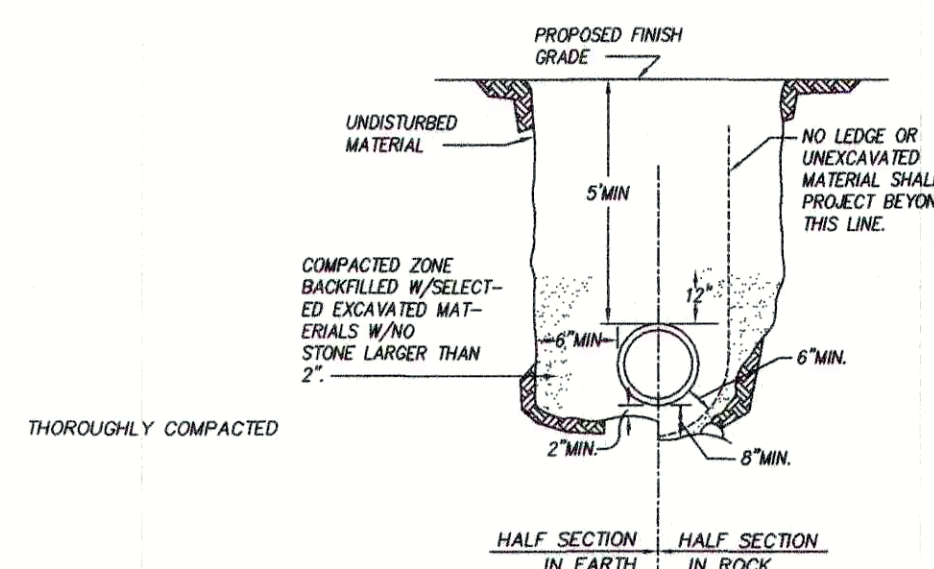
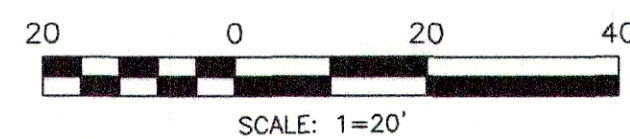
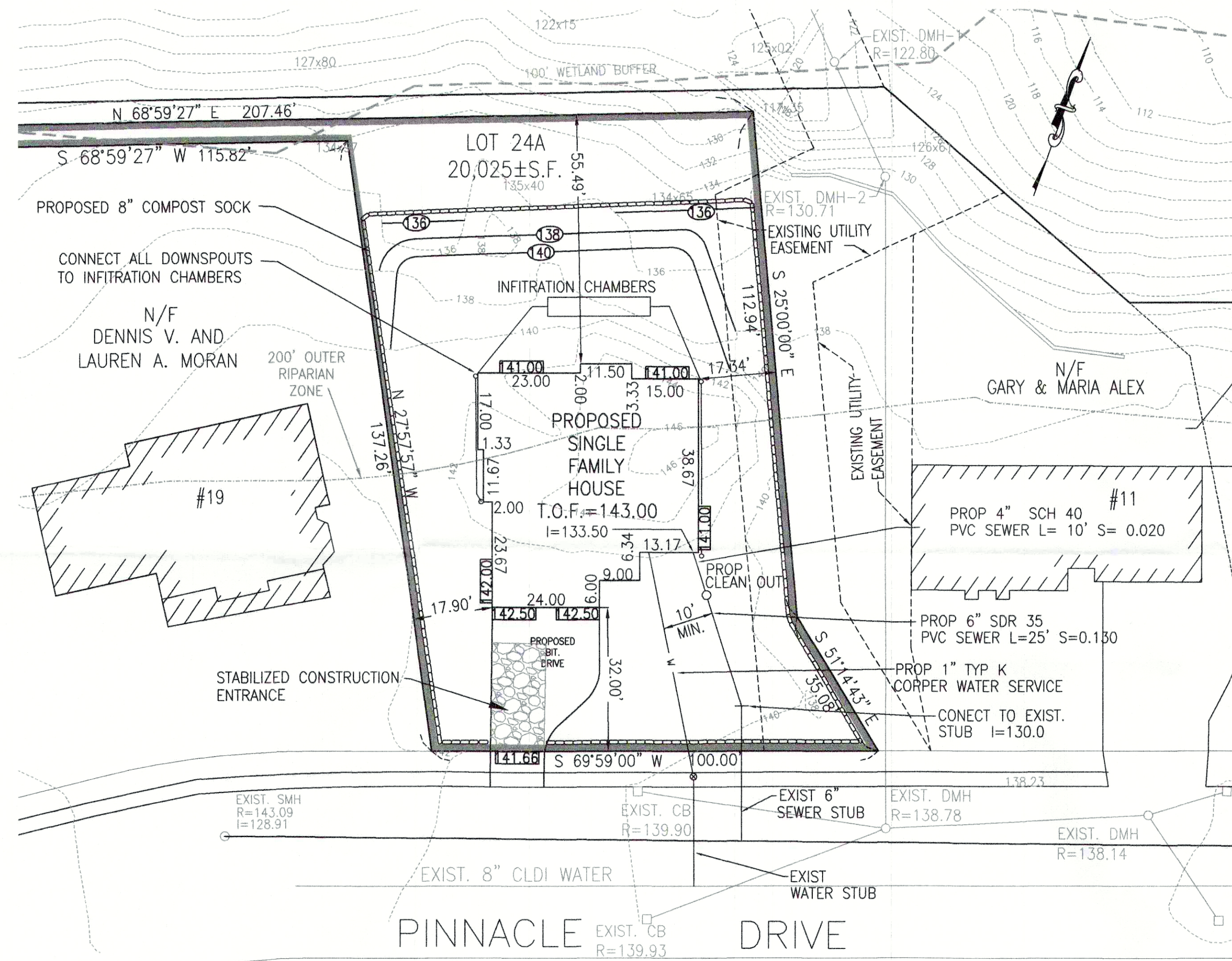


Back side of dumped mound on east side

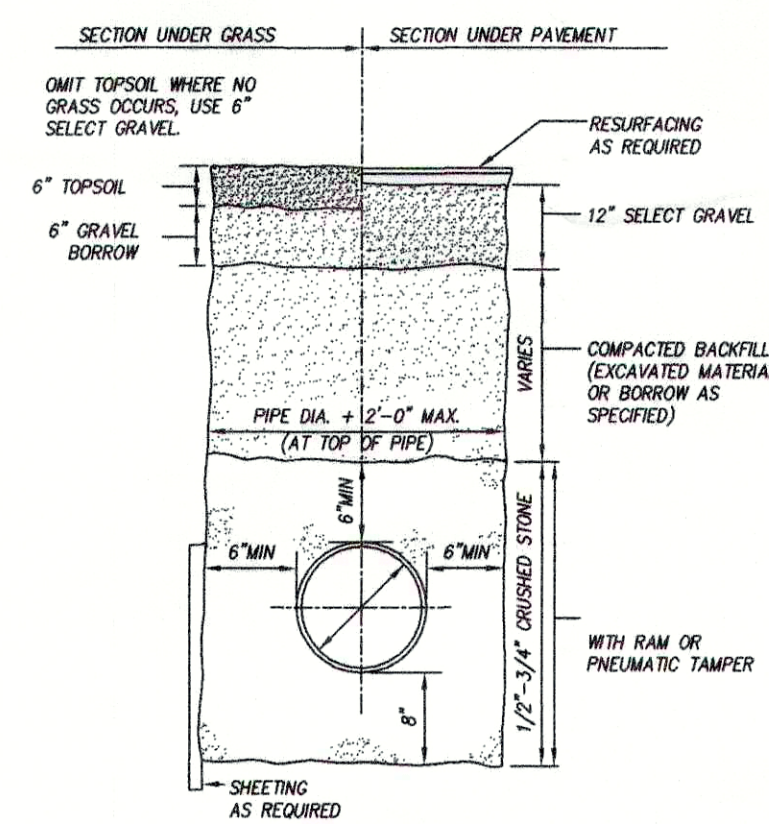




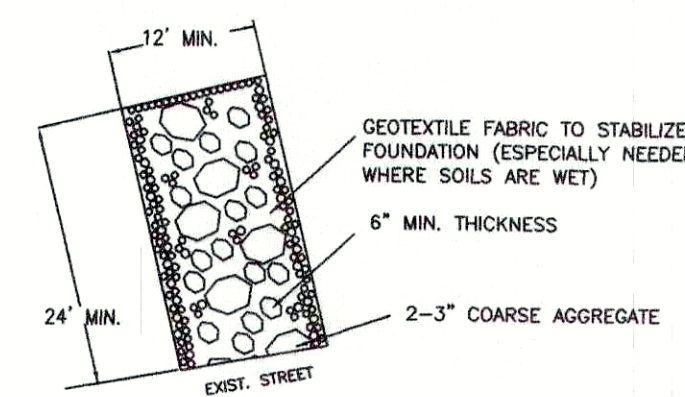
NOTE: 4,651 S.F. OF ALTERATION PROPOSED IN THE OUTER RIPARIAN ZONE



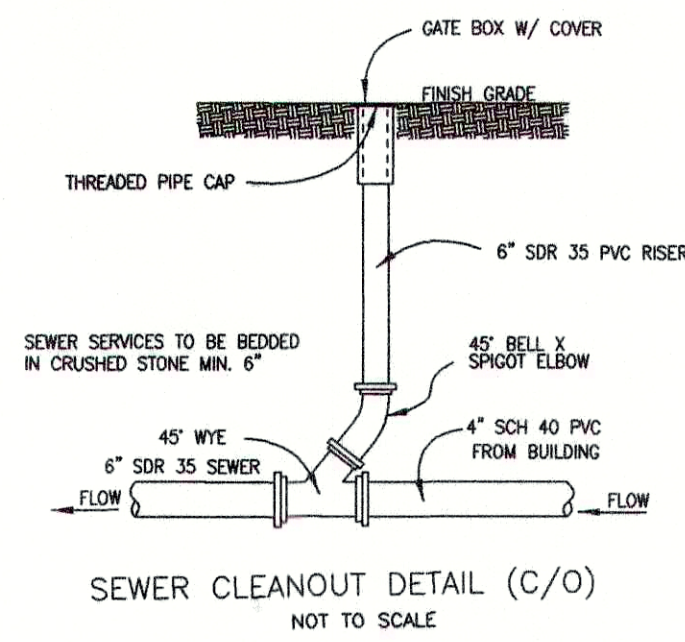
WATER MAIN TRENCH DETAIL  
NOT TO SCALE



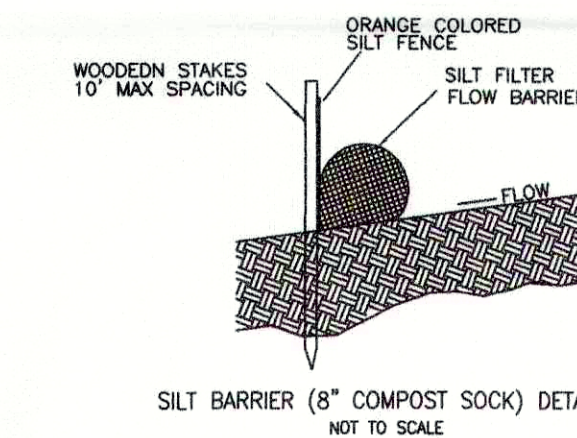
TYPICAL SEWER TRENCH DETAIL  
NOT TO SCALE



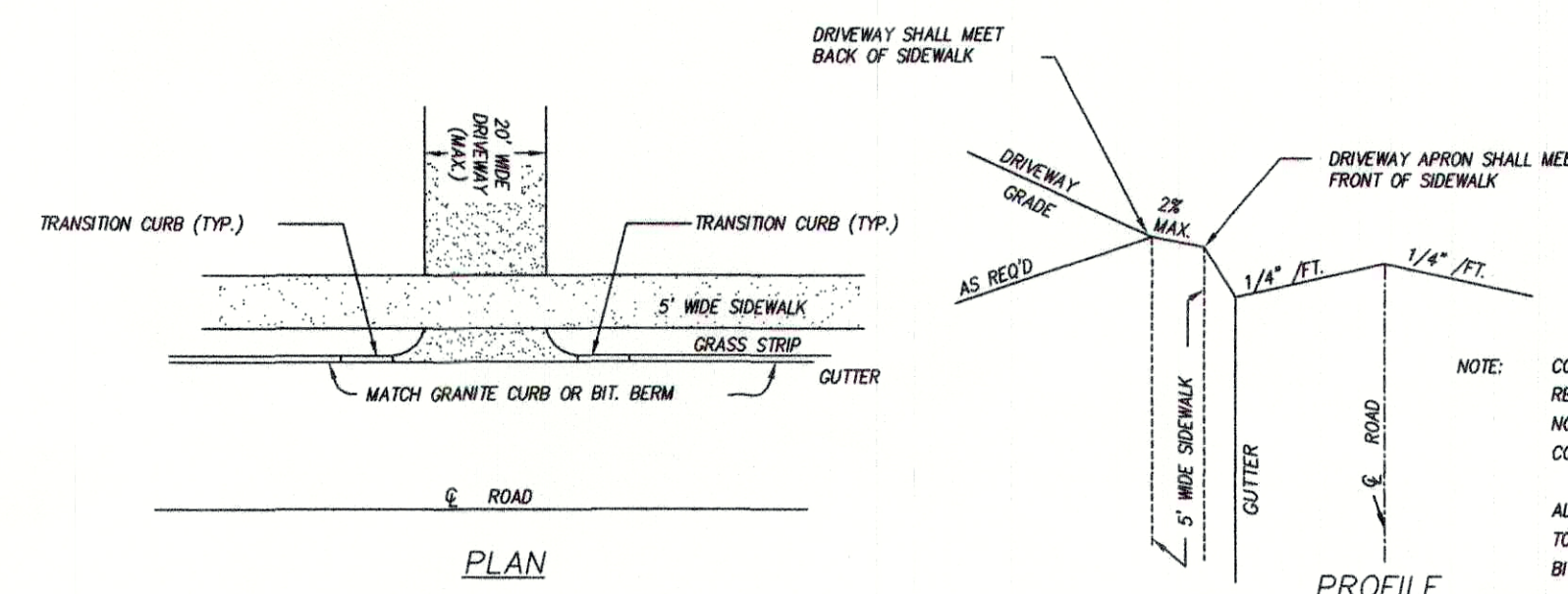
STABILIZED CONSTRUCTION ENTRANCE  
NOT TO SCALE



SEWER CLEANOUT DETAIL (C/O)  
NOT TO SCALE

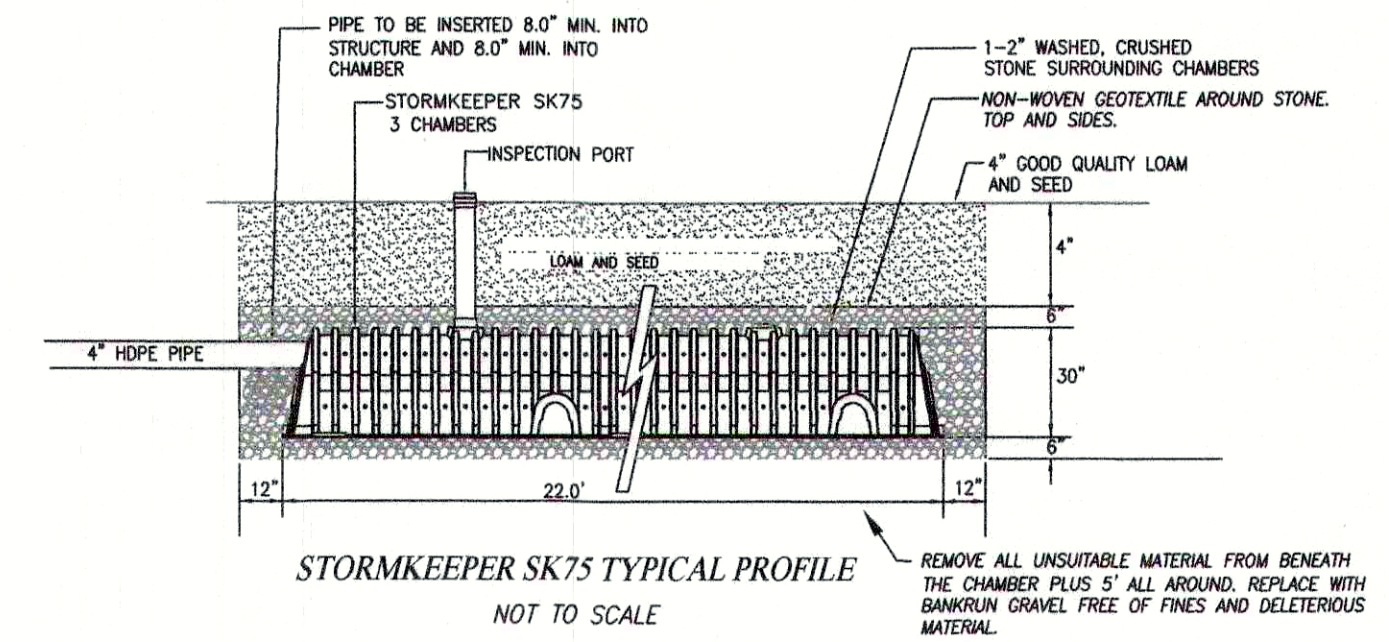


SILT BARRIER (8" COMPOST SOCK) DETAIL  
NOT TO SCALE



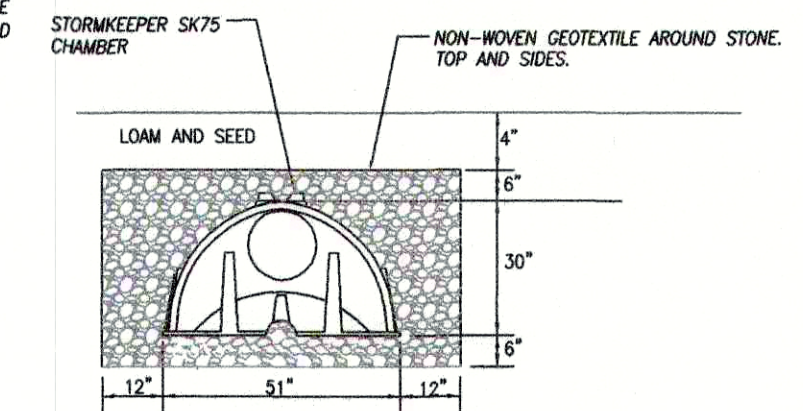
TYPICAL MINOR DRIVEWAY DETAIL  
(NO SCALE)

- NOTES
- 1) ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN ON THIS PLAN AND THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN MAY VARY FROM THEIR FIELD LOCATION. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO THE START OF THE CONSTRUCTION.
  - 2) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE TOWN OF WALPOLE PUBLIC WORKS DEPARTMENT.
  - 3) THE CONTRACTOR MUST NOTIFY THE WALPOLE ENGINEERING DIVISION 3 DAYS PRIOR TO CONSTRUCTION TO SCHEDULE INSPECTIONS FOR THE UTILITY SERVICES.
  - 4) ALL DISTURBED AREAS TO BE STABILIZED WITH LOAM AND SEED, BARK MULCH AND PLANTINGS.
  - 5) EROSION CONTROL TO REMAIN UNTIL THE SITE IS THOROUGHLY STABILIZED.



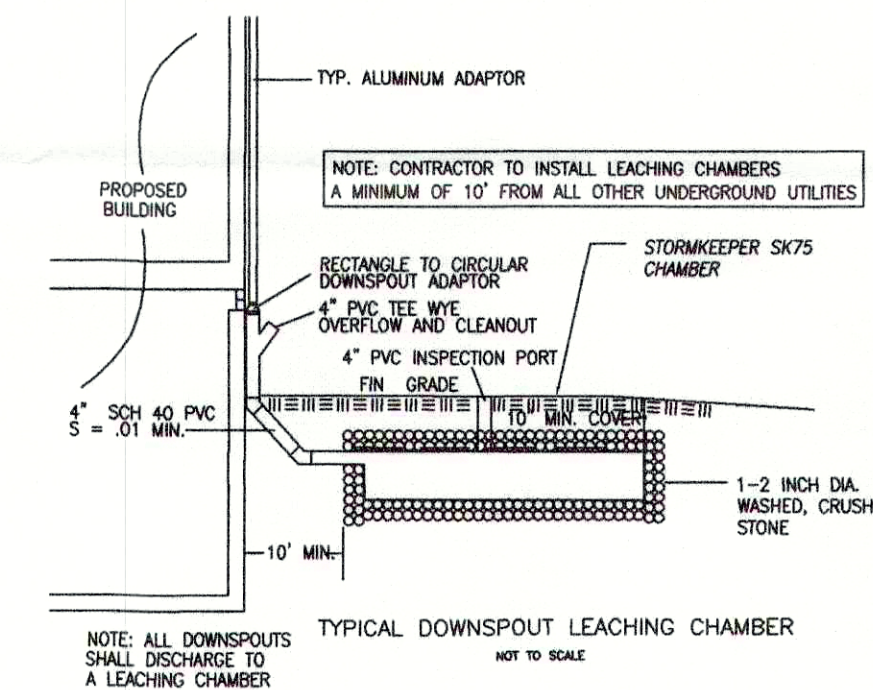
STORMKEEPER SK75 TYPICAL PROFILE  
NOT TO SCALE

PER STORMKEEPER SK75 CUT SHEETS ONE CHAMBER WITH 6" OF STONE BEDDING AND END CAPS PROVIDE 55.9 CF OF STORAGE. 1 CHAMBERS = 55.9 CF OF STORAGE. ROOF IS 2283 SF X 1/12 = 190.25 CF OF STORAGE REQUIRED.



GENERAL NOTES  
REFER TO STORMKEEPER'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.  
MAXIMUM ALLOWED COVER OVER TOP OF UNIT SHALL BE 6".  
THE CHAMBER WILL BE DESIGNED TO WITHSTAND TRAFFIC LOADS WHEN INSTALLED ACCORDING TO STORMKEEPER'S RECOMMENDED INSTALLATION INSTRUCTIONS.  
ALL STORMKEEPER SK75 CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

STORMKEEPER SK75 TYPICAL CROSS SECTION  
NOT TO SCALE



TYPICAL DOWNSPOUT LEACHING CHAMBER  
NOT TO SCALE

| GENERAL RESIDENCE (GR) |        |
|------------------------|--------|
| FRONT YARD             | 30 FT. |
| SIDE YARD              | 10 FT. |
| REAR YARD              | 30 FT. |

OWNER/APPLICANT  
WALL STREET DEVELOPMENT CORP.  
P.O. BOX 272  
WESTWOOD, MA 02090  
DEED REFERENCE  
BOOK 41109, PAGE 423  
PLAN REFERENCE  
PLAN BOOK 528, PAGE 21 OF 2004  
ASSESSORS PARCELS  
MAP 19 LOT 182



LOT 24A  
#15 PINNACLE DRIVE  
PLAN OF LAND  
IN  
WALPOLE, MA  
SCALE: 1"=20' MARCH 6, 2023  
GLOSSA ENGINEERING INC.  
46 EAST STREET  
EAST WALPOLE, MA  
508-668-4401

